023.0	0005	0002.0	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	21,402,100	/	21,402,100
USE VALUE:	21,402,100	/	21,402,100
ASSESSED:	21,402,100	/	21,402,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CLAREMONT ARLINGTON SUITES LLC
Owner 2:	
Owner 3:	
Street 1:	1 LAKESHORE CENTER
Street 2:	
Twn/City:	BRIDGEWATER
St/Prov:	MA Cntry: Own Occ: N
Postal:	02324 Type:

PREVIOUS OWNER

Owner 1:	WNC SOMERSET CO LLC -
Owner 2:	DBA HOMEWOOD SUITES -
Street 1:	TWO CORPORATE PARK DRIVE
Twn/City:	SHELTON
St/Prov:	CT Cntry:
Postal:	06484

NARRATIVE DESCRIPTION

This parcel contains 1.194 Sq. Ft. of land mainly classified as Hotel with a Hotel Building built about 2002, having primarily Clapboard Exterior and 77246 Square Feet, with 121 Units, 121 Baths, 0 3/4 Bath, 5 HalfBaths, 130 Rooms, and 130 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
300	51995.000	19,088,400	25,900	2,287,800	21,402,100
Total Card	1.194	19,088,400	25,900	2,287,800	21,402,100
Total Parcel	1.194	19,088,400	25,900	2,287,800	21,402,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.06 | /Parcel: 277.06

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	15334
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!1918!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	300	FV	19,088,400	25900	51,995.	2,287,800	21,402,100		Year end	12/23/2021
2021	300	FV	20,091,500	25900	51,995.	2,248,800	22,366,200		Year End Roll	12/10/2020
2020	300	FV	20,090,700	25900	51,995.	2,209,800	22,326,400	22,326,400	Year End Roll	12/18/2019
2019	300	FV	18,977,100	26700	51,995.	2,079,800	21,083,600	21,083,600	Year End Roll	1/3/2019
2018	300	FV	18,977,100	26700	51,995.	1,819,800	20,823,600	20,823,600	Year End Roll	12/20/2017
2017	300	FV	16,096,900	26700	51,995.	1,429,900	17,553,500	17,553,500	Year End Roll	1/3/2017
2016	300	FV	16,096,900	26700	51,995.	1,429,900	17,553,500	17,553,500	Year End	1/4/2016
2015	300	FV	15,426,300	27400	51,995.	1,299,900	16,753,600	16,753,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:47:52

LAST REV

Date	Time
11/23/21	09:45:56
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1918

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WNC SOMERSET CO	58228-514		1/4/2012	Inc Per Prop	22,100,000	No	No		
BURKHARD HOTEL	48991-443		2/15/2007	Inc Per Prop	15,975,000	No	No		
BERNSON ROBERT	30832-612		11/3/1999		950,000	No	No		
	15871-440		11/1/1984		480,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2019	932	Porch	38,000	C				
5/14/2018	615	Porch	50,000	C				
3/1/2017	216	Heat App	30,000	C				
6/22/2016	858	Addition	1,750,000					21 RM ADD TO HOTEL
7/22/2008	76	Renovate	700,000	C				interior reno of e
8/12/2002	666	Sign	6,500	C				NEW SIGNS FOR HOTE
12/14/2001	41	New Buil	5,100,000	C		G3	GR FY03	100 UNIT HOTEL
5/21/2001	336	Demoliti	38,000	C				DEMO 2 BUILDINGS

ACTIVITY INFORMATION

Date	Result	By	Name
4/22/2021	I & E Return	JO	Jenny O
3/22/2021	I & E Mailed	MM	Mary M
12/1/2018	Meas/Inspect	HS	Hanne S
6/29/2017	Permit Visit	PT	Paul T
3/11/2009	Meas/Inspect	201	PATRIOT
7/1/2002	Inspected	PM	Peter M
8/1/2001	Vacant Lot	PM	Peter M
1/20/2000	Measured	197	PATRIOT
9/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	15334
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
300	Hotel		51995		Sq. Ft.	Site		0	44.	1.00	CG									2,287,780						2,287,800	

Total AC/HA:	1.19364	Total SF/SM:	51995	Parcel LUC:	300	Hotel	Prime NB Desc	COMM GD	Total:	2,287,780	Spl Credit		Total:	2,287,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	90 - Hotel		
Sty Ht:	3 - 3 Story		
(Liv) Units:	121	Total:	121
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE/RED		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	2002	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	74		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

BATH FEATURES

Full Bath	121	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	5	Rating:	Good
A HBth:		Rating:	
OthrFix:	4	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	9.5	%
Functional:			%
Economic:	H - Hi-Vacancy	5.0	%
Special:			%
Override:			%
	Total:	14.03	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.80000001
Const Adj.:	1.00977325
Adj $ / SQ:	137.329
Other Features:	894171
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	22143202
Depreciation:	3106691
Depreciated Total:	19036511

COMMENTS

HOMEWOOD SUITES. BMT = 74 GARAGE SPACES.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	13

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	13	Baths:	12	HB	5

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
130	1	1	M

Totals		
130	130	130

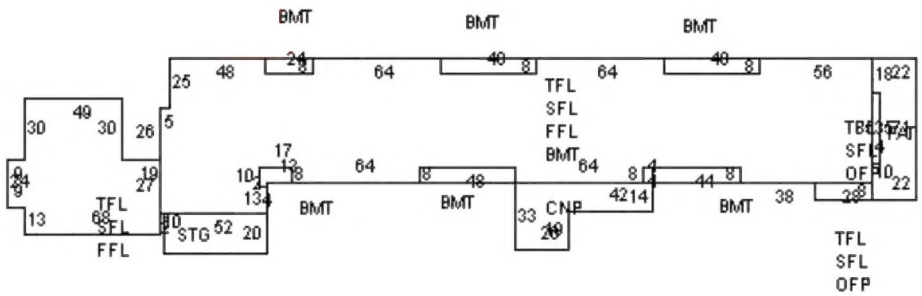
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	243.07
Special Features:	51900	Val/Su Net:	182.38
Final Total:	19088400	Val/Su SzAd	247.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	25,870	137.330	3,552,705
TFL	Third Floor	25,870	137.330	3,552,705
FFL	First Floor	25,506	137.330	3,502,718
BMT	Basement	23,144	41.200	953,504
CNP	Canopy	1,446	25.340	36,640
PAT	Patio	1,422	2.540	3,609
STG	Storage	1,040	6.250	6,503
OFP	Open Porch	364	21.240	7,731
	Net Sketched Area:	104,662	Total:	11,616,115

Size Ad	77246	Gross Area	104662	FinArea	77246

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

023.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
77	Lite-Single	D	Y	3	1	A	AV	1985	500.00	T	27.2	300			1,100			1,100
85	Paving	D	Y	1	10792	G	AG	2002	2.45	T	12.2	300			23,300			23,300
78	Lite-Double	D	Y	3	1	A	AV	1985	700.00	T	27.2	300			1,500			1,500
61	Elev-Pas	M	S	1	1	A	AV	2002	15,000.00	T	13.6	300			13,000			13,000
61	Elev-Pas	M	S	1	3	A	AV	2002	15,000.00	T	13.6	300			38,900			38,900

More:	N	Total Yard Items:	25,900	Total Special Featues:	51,900	Total:	77,800

IMAGE

AssessPro Patriot Properties, Inc